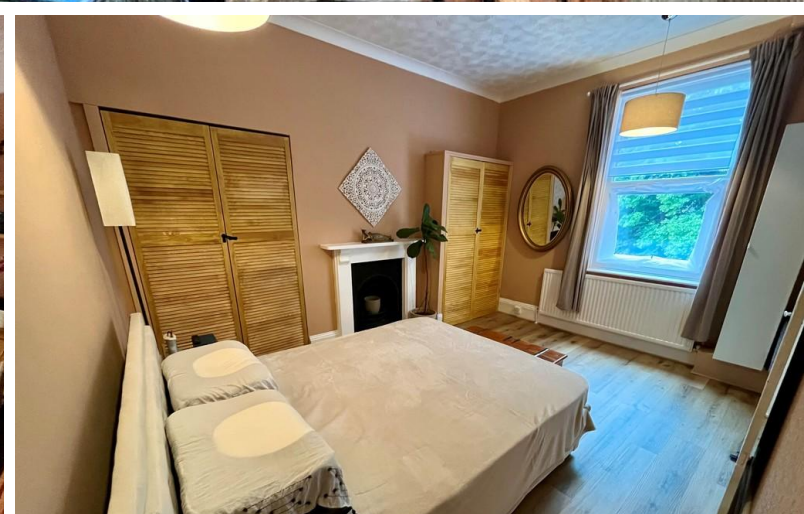


FOR SALE



Flat C, 48 Weston Road, Gloucester

1 Bedroom, 1 Bathroom, Large First Floor Flat

Asking Price Of £110,000

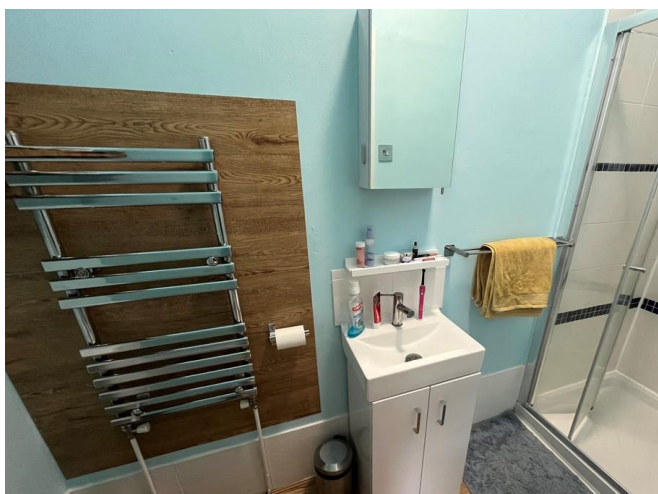


Flat C , 48 Weston Road , Gloucester

1 Bedroom, 1 Bathroom

Asking Price Of £110,000

- Fabulous Flat
- Character Charm
- Lounge with Bay Window
- Modern High Gloss Kitchen
- Modern Shower Room



DESCRIPTION A fabulous 1 bedroom flat with a mix of character charm and modern convenience with parking and pleasant communal garden. Set within in this well presented building the property offers a large lounge to the front overlooking Gloucester Park, modern kitchen and shower room, double bedroom, gas central heating, EPC D, CTAx A, no chain, service charges apply - leasehold approx 115yrs left

COMMUNAL ENTRANCE enter via a grand front door into the communal hall with original tiled floor, stain glass window, stairs to upper floors

ENTRANCE HALL enter the flat via a small entrance hall with door to the kitchen, door to the lounge

KITCHEN modern kitchen with eye and base units with grey high gloss doors, wood worktop with inset sink and drainer, ceramic hob and built in oven, washing machine space, windows to both the front and side

LOUNGE a good sized lounge full of character with a large bay window to the front, high ceiling with deep coving and central plaster rose, feature fire place, wood laminate floor, sliding barn style wood door to the bedroom

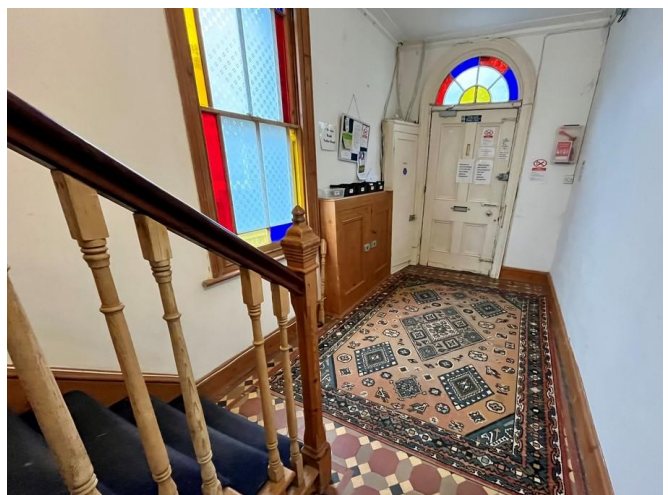
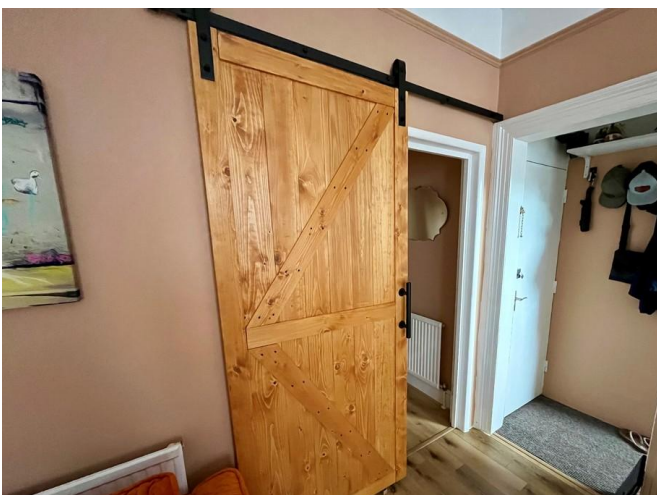
BEDROOM a generous bedroom with window to the rear, recessed wardrobes, laminate flooring and feature fire place, door to shower room

SHOWER ROOM modern shower room with WC, shower cubicle, sink and vanity unit, heated towel rail

OUTSIDE to the front opposite the building there is graveled parking for the flats, here is a side gate leading to the rear communal garden with mature trees and shrubs



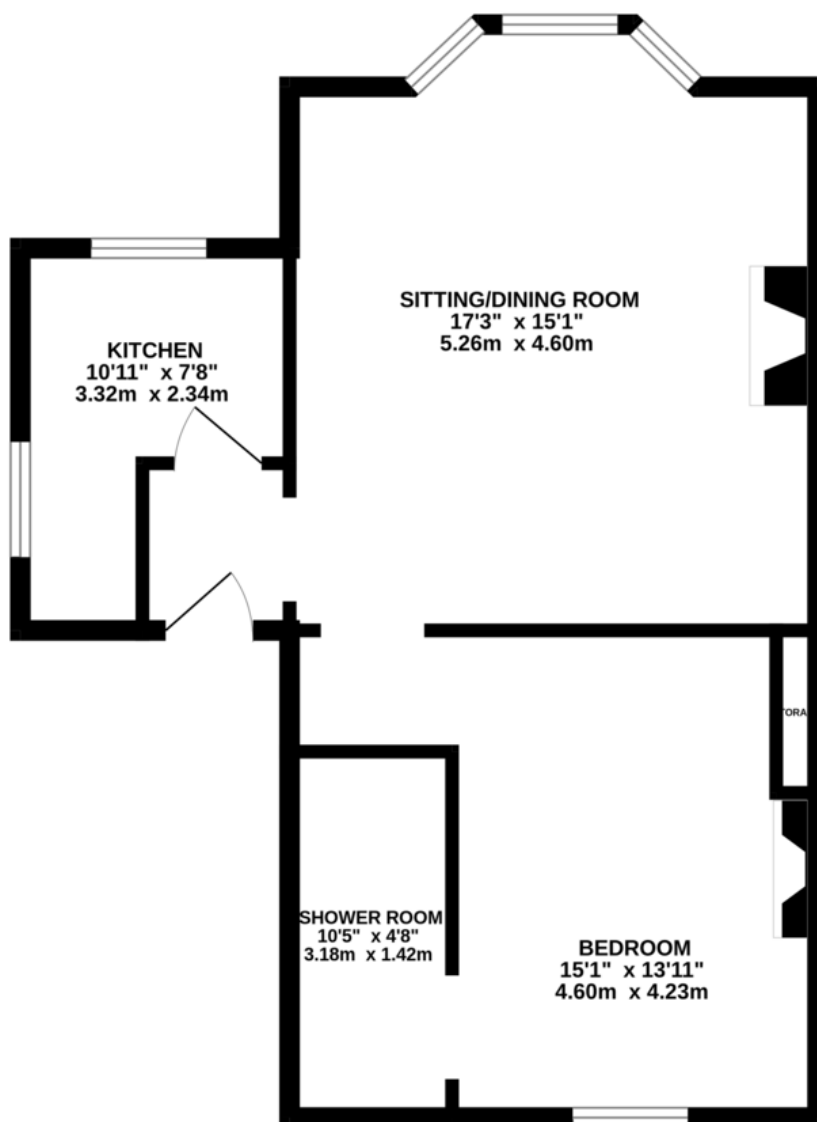
SERVICE CHARGE there is an annual service charge paid monthly of £1920, no ground rent and 115yrs left on the current lease





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.